



# The 2008 Annual Report

of the City of Columbus – Bartholomew County Planning Department

City of Columbus

Bartholomew County

Edinburgh / Bartholomew / Columbus Joint District

Town of Hartsville

# 2008



## Executive Summary

During 2008 the Planning Department was again presented with several opportunities to advance the discussion of development issues in the community. The historic flood of June 7, 2008 had very specific implications for the Department's role as floodplain administrator for the City of Columbus and Bartholomew County. That event is reflected in the Department's 2008 work program. Following are the most significant ways in which the Department made a difference in the community in 2008:

1. **Zoning Ordinance Revisions:** The Planning Department completed the task of facilitating the revision of both the City of Columbus and Bartholomew County Zoning Ordinances. The new Columbus & Bartholomew County Zoning Ordinance modernizes and standardizes the zoning regulations for each jurisdiction. Also in 2008, the Planning Department managed the implementation of this new document by updating forms, posting zoning maps to the City's website, and conducting a performance review session 6 months after the new ordinance became effective. Refinements to the ordinance based on that performance review are expected in 2009.
2. **June 7, 2008 Flood Response:** The Planning Department assumed the lead role in floodplain administration following the June 7, 2008 flood. That role included training Code Enforcement Department staff on their responsibilities and providing information to the public. The Planning Department also took lead roles in researching the housing impacts of the flood and applying for federal assistance in the form of the FEMA Floodplain Buyout Grant Program. The housing study is to be completed in early 2009, with implementation to follow. Both Columbus and Bartholomew County will submit buyout program applications in 2009.
3. **Bicycle & Pedestrian Plan Public Input:** The Planning Department encouraged the advancement of the volunteer-driven Columbus Bicycle & Pedestrian Plan by collecting public input on walking and biking issues in the community. That input took the form of a public workshop and an on-line public survey. The input received will be used in the development of a bicycle & pedestrian element of the City's Comprehensive Plan in 2009.

*This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local land use planning and administration, as well as the following elected community leaders:*

**Columbus Mayor:**  
*The Honorable Fred Armstrong*

**Columbus Clerk-Treasurer:**  
*Brenda Sullivan*

**Columbus City Council:**  
*Priscilla Scalf  
Martha Myers  
Ann DeVore  
Joe Richardson  
Jesse Brand  
George Dutro  
Craig Hawes*

**Bartholomew County Board of Commissioners:**  
*Larry Kleinhenz  
Carl Lienhoop  
Paul Franke*



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## Table of Contents

### **Section 1: Department Overview**

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Planning Department Staff Profile	p. 4
Planning Department Financial Summary	p. 5
Columbus Appointed Officials	p. 6
Bartholomew County Appointed Officials	p. 8
Joint District Appointed Officials	p. 10

### **Section 2: Current Planning Functions**

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Plan Commission Activity Summary	p. 12
Annexation & Rezoning Profile	p. 14
Site Development Plan Administration	p. 16
Zoning Compliance Review Profile	p. 17
Enforcement Profile	p. 18
Subdivision Profile	p. 19
Board of Zoning Appeals Activity Summary	p. 21
Building Data Summary	p. 23

### **Section 3: Long-Range Planning Functions**

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Long-Range Planning & Special Functions	p. 28
Flood Plain Management Profile	p. 31
Education & Training Profile	p. 33



## Planning Department Profile

The 2008 staff of the Columbus - Bartholomew County Planning Department included 10 members. Of those staff positions, 6 were professional community planners, 3 were administrative support personnel, and one specialized in zoning administration and enforcement coordination. Together the staff provides expertise in the areas of land use and development as well as economics, historic preservation, landscape architecture, and law enforcement. An intern position within the Planning Department was not filled in 2008 due to city-wide budget concerns.

The staff serves to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

### 2008 Planning Department Staff

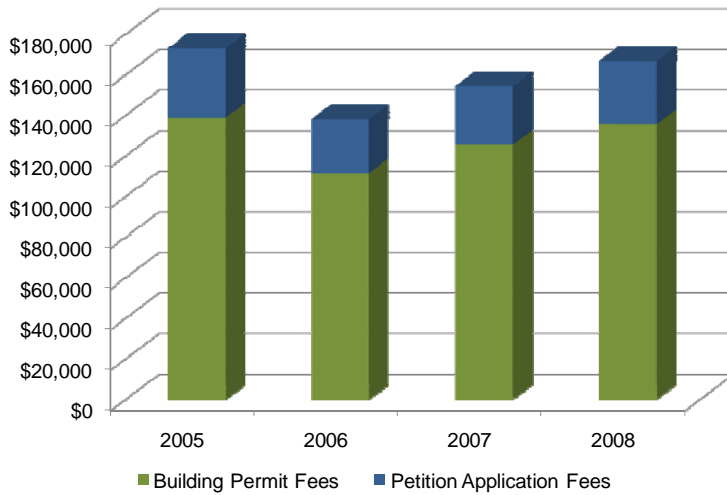
<b>Jeff Bergman, AICP</b>	Planning Director
<b>Laura Thayer, AICP</b>	Assistant Planning Director
<b>Thom Weintraut</b>	Senior Planner
<b>Heather Pope</b>	Senior Planner
<b>Emilie Pannell</b>	Associate Planner
<b>Rae-Leigh Stark</b>	Associate Planner
<b>Randy Aspenson</b>	Zoning Administrator / Code Enforcement Coordinator
<b>Sondra Bohn</b>	Planning Assistant
<b>Sherrie Grable</b>	Secretary
<b>Pam Maschino</b>	Part-Time Secretary

*The government and civic groups supported by the Planning Department staff in 2008 included the following:*

- *Columbus Redevelopment Commission*
- *Columbus Area Metropolitan Planning Organization (CAMPO)*
- *Columbus in Bloom*
- *Columbus Downtown Banner Committee*
- *Utilities Coordination Committee*
- *Bartholomew Consolidated School Corporation Districting & Facilities Committee*
- *Columbus Transit Advisory Committee*
- *Columbus Bicycle & Pedestrian Committee*
- *Columbus Energy Matters Community Coalition (EMCC)*
- *Healthy Communities Task Force*
- *Bartholomew County Historical Society*
- *United States Bureau of the Census*

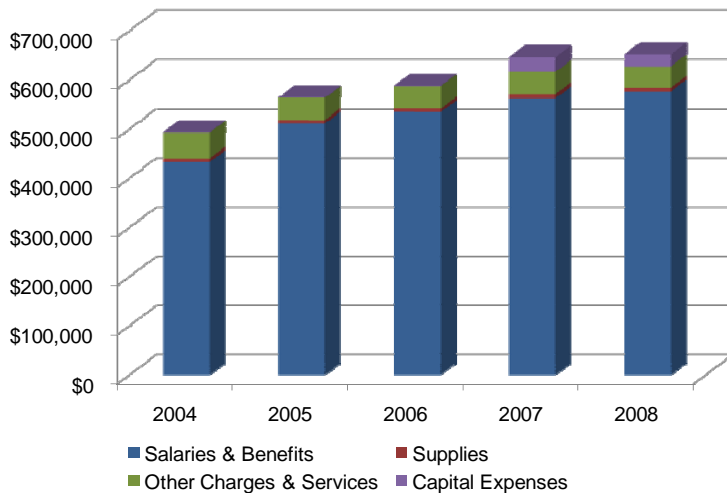


### City of Columbus Receipt Trends



The Planning Department contributes revenue to the general funds of both the City and the County through petition applications and other administrative fees. Additional revenue is earned through the collection of building permit fees for both the City of Columbus and Bartholomew County by the Department of Technical Code Enforcement. Planning-related revenue in 2008 equaled \$166,774 for the City of Columbus and \$148,140 for Bartholomew County.

### Planning Department Budget Trends



The 2008 Planning Department Budget was \$677,446. This figure included an unusually large capital expenditure of \$25,000 for the purchase of a replacement vehicle. A similar purchase was made in 2007.



## Columbus Appointed Officials

The City of Columbus has jurisdiction for all land within the corporate limits of the City of Columbus, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits. The City's jurisdiction encompasses approximately 30% of Bartholomew County.

### 2008 Columbus Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Bryan Haza		Board of Works	January 1, 2011	Board of Works Member or Designated Representative
Dave Bonnell (D)	Vice-President	Board of County Commissioners	January 1, 2009	The 2 County Commissioner Appointments may not be of the same Political Party
Dennis Crider (R)		Board of County Commissioners	January 1, 2011	
Steve Ruble	Secretary / Liaison to County	City Engineer	Not Applicable	City Engineer or Qualified Assistant
Dave Fisher (R)	President	Mayor	January 1, 2011	No more than 3 of the 5 Mayoral Appointments may be of the same Political Party
John Hatter (R)		Mayor	January 1, 2011	
Roger Lang (R)		Mayor	January 1, 2012	
Dick Gaynor (D)		Mayor	January 1, 2009	
Tom Wetherald (D)		Mayor	January 1, 2010	
Rachel Quisenberry		Park Board	Annually	Park Board Member
Ann DeVore		City Council	Annually	City Council Member
Tom Finke (Liaison)		County Plan Commission	Annually	Member of the County Plan Commission



## 2008 Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Tom Wetherald		Mayor	January 1, 2010	Plan Commission Member
Lou Marr	Vice-Chairperson	City Council	January 1, 2011	Citizen who is not a Plan Commission Member
Jeff Sharp		Mayor	January 1, 2010	Citizen who is not a Plan Commission Member
Mary Ferdon	Chairperson	Mayor	January 1, 2011	
Dave Bonnell	Secretary	Plan Commission	January 1, 2009	Plan Commission Member from the Extraterritorial Jurisdiction
Eric Frey (Alternate)		City Council (for Marr)	January 1, 2011	Citizen who is not a Plan Commission Member
Joan Tupin-Crites (Alternate)		Plan Commission (for Bonnell)	January 1, 2011	Plan Commission Member from the Extraterritorial Jurisdiction
Laura Thayer (Hearing Officer)		Plan Commission	Not Applicable	Board Member, Staff Member, or any other Person

## 2008 Columbus Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
John Hatter	Chairperson	Plan Commission	January 1, 2009	Plan Commission Citizen Member
Jeff Bergman		Plan Commission	January 1, 2009	Planning Department Staff Member
Steve Ruble		Plan Commission	January 1, 2009	Engineering Department Staff Member
Steve Rucker (Alternate)		Plan Commission (for Ruble)	January 1, 2009	Engineering Department Staff Member
Laura Thayer (Alternate)		Plan Commission (for Bergman)	January 1, 2009	Planning Department Staff Member



## Bartholomew County Appointed Officials

Bartholomew County has jurisdiction for all unincorporated land within the County, excluding the extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Plan Commission.

### 2008 Bartholomew County Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Trevor Glick (R)		Board of County Commissioners	January 1, 2011	No more that 2 of the 4 County Commissioner Citizen appoints may be of the same Political Party.
Zack Ellison (D)	President	Board of County Commissioners	January 1, 2010	
Jim Reed (R)	Vice-President	Board of County Commissioners	January 1, 2009	
Pat Kiel (D)		Board of County Commissioners	January 1, 2009	
Tom Finke	Secretary / Liaison to Columbus	County Surveyor	Not Applicable	County Surveyor or a Qualified Deputy
Dave Hoene		Board of County Commissioners	January 1, 2009	Township Trustee Recommended by the County's Township Trustees
Mike Ferree	Liaison to Hope	County Extension Educator	Not Applicable	County Extension Educator
Paul Franke		Board of County Commissioners	January 1, 2009	Member of the Board of County Commissioners
Phyllis Apple		County Council	January 1, 2009	Member of the County Council
Steve Ruble (Liaison)		Columbus Plan Commission	Annually	Member of the Columbus Plan Commission
Randy Sims (Liaison)		Hope Plan Commission	Annually	Member of the Hope Plan Commission





## 2008 Bartholomew County Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Ron Trotter	Chairperson	County Council	January 1, 2009	Citizen who is not a Plan Commission Member
Zack Ellison		Plan Commission	January 1, 2009	Plan Commission Member
Dewayne Hines	Vice-Chairperson	Board of County Commissioners	January 1, 2011	Citizen who is not a Plan Commission Member
Roger Glick		Board of County Commissioners	January 1, 2010	
Jim Reed		Board of County Commissioners	January 1, 2012	Plan Commission Member
Laura Thayer (Hearing Officer)		Plan Commission	Not Applicable	Board member, Staff Member, or any other Person

## 2008 Bartholomew County Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
Tom Finke	Chairperson	Plan Commission	January 1, 2009	County Surveyor's Plan Commission Designee
Mike Ferree		Plan Commission	January 1, 2009	Plan Commission Member
Marvin Burbrink		Plan Commission	January 1, 2009	Plan Commission Member or Resident Citizen
Stacey Gross		Plan Commission	January 1, 2009	County Engineer or Designee
Jeff Bergman		Plan Commission	January 1, 2009	Planning Director or Designee



## Joint District Appointed Officials

The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District is the only one of its kind in Indiana and was created through special legislation. The Joint District, per its interlocal agreement, shall be in existence for either (1) 15 years or (2) until 90% of the area has been developed.

### 2008 Edinburgh / Bartholomew / Columbus Plan Commission

Member	Office	Appointment	Expiration (3 year terms)	Requirements
Larry Taulman	President	Edinburgh Town Council	January 1, 2011	Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Larry Nunn		Columbus Plan Commission	January 1, 2010	
Steve Ruble	Secretary	Columbus Mayor	January 1, 2009	
Tim Barrett		Edinburgh Town Council	January 1, 2009	
Lewis Turner		Edinburgh Town Council	January 1, 2009	
Jack Heaton	Vice-President	Columbus Plan Commission	January 1, 2011	
Larry Kleinhenz		Board of County Commissioners	January 1, 2011	All Must be Residents of (1) a County in which the District is Located, or (2) within 10 miles of the District <u>and</u> , 2 of the 4 Must Reside in German Township
Carl Lienhoop		Board of County Commissioners	January 1, 2011	
Keith Sells (German Twp.)		Board of County Commissioners	January 1, 2010	
Alvin Balmer (German Twp.)		Board of County Commissioners	January 1, 2010	



## 2008 Edinburgh / Bartholomew / Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
(Open seat - no current appointment)		Joint District Plan Commission	January 1, 2010	Citizen who may or may not be a Plan Commission Member**
Dave Gregory	Secretary	City of Columbus	January 1, 2011	**All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Chris West	President	Board of County Commissioners	January 1, 2011	
Arvis Sneed	Vice-President	Town of Edinburgh	January 1, 2010	
Tim Douglas		Board of County Commissioners	January 1, 2010	

*In some instances, members of the Joint District organizations are shown with expired terms. These groups meet infrequently and in some cases do not meet at all during the course of a calendar year. As a result, some of the appointments by a certain group are not current. Any required appointments are made current if and when an application requiring action by one of those groups is filed.*



## Plan Commission Activity Summary

In 2008 the City, County, and Joint District Plan Commissions heard a total of 60 new applications. Of these applications, 87 percent (52) were in the jurisdiction of the City of Columbus.

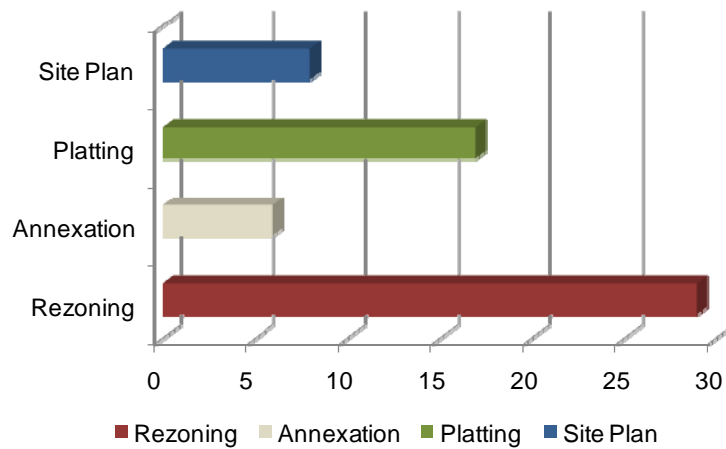
### 2008 Plan Commission Case Load Summary

Month*	Rezoning (includes PUD and SU)			Annexation	Plat			Site Development Plan (PUD/SU Maj. Mod., Etc.)			Total		
	Columbus	Bartholomew County	Joint District		Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	6	0	0	0	0	1	0	1	0	0	7	1	0
February	3	1	0	1	2	0	0	0	0	0	6	1	0
March	2	0	0	1	0	1	0	2	0	0	5	1	0
April	4	0	0	1	1	1	0	0	0	0	6	1	0
May	3	0	0	0	2	0	0	1	0	0	6	0	0
June	0	1	0	0	1	0	0	2	0	0	3	1	0
July	1	0	0	0	0	1	0	0	0	0	1	1	0
August	2	0	0	0	1	0	0	0	0	0	3	0	0
September	0	0	0	0	1	0	1	0	0	1	1	0	2
October	2	0	0	1	1	0	0	1	0	0	5	0	0
November	3	0	0	2	3	0	0	0	0	0	8	0	0
December	1	0	0	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>27</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>12</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>52</b>	<b>6</b>	<b>2</b>

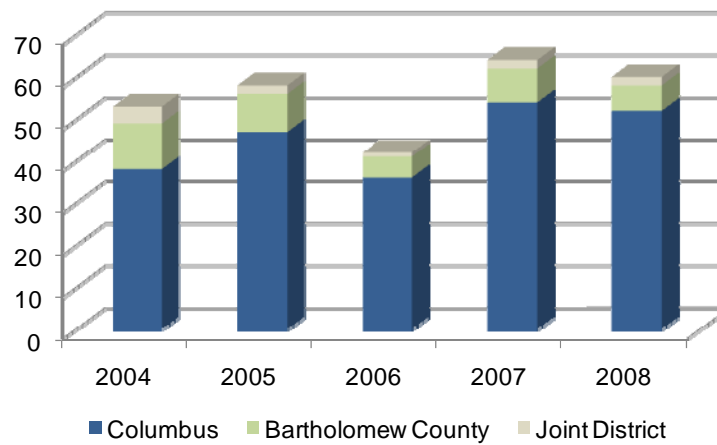
\* includes all applications (2007 and 2008) heard by each Commission for the first time



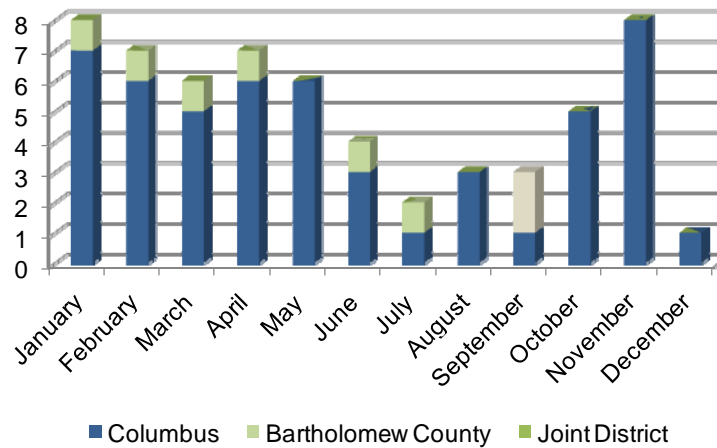
### 2008 Plan Commission Applications by Type



### Plan Commission Case Load Trends



### 2008 Plan Commission Case Load by Month





## Annexation & Rezoning Profile

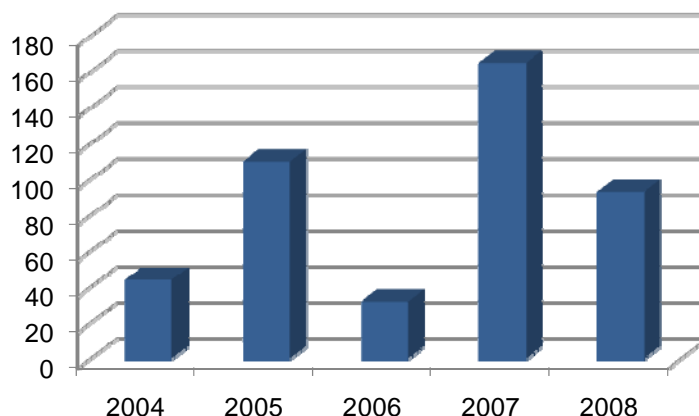
A total of 29 rezoning applications and 6 annexation requests were heard by the Plan Commissions in 2008. All annexation requests and 27 of the rezonings were in the jurisdiction of the City of Columbus. Those requests included 2 Special Use (SU) rezonings and the two-part process of establishing the new Columbus Airpark Planned Unit Development (PUD). The SU zoning districts were established for churches, fire stations, schools, and other special uses; these districts were replaced with other regulatory tools by the replacement zoning ordinance adopted in 2008. The Columbus Airpark PUD provided a tool for the Board of Aviation Commissioners to work with the Plan Commission and City Council to establish a unique set of regulations for the development of the 473 acres of non-aviation land at the airport.

The Bartholomew County rezonings included step one of two in establishing the County's first ever PUD. The Preliminary PUD for Keeping Hill, a proposed co-housing facility on County Road 650 West, was approved in July of 2008. The other County rezoning request allowed commercial development on 4 acres of property along State Road 46 at County Road 200 South.

### 2008 City of Columbus Annexations

Application	Case Number	Location	Property Size	Zoning	Plan Commission Recommendation	Final Disposition
Schroer / Jewell	ANX-08-01	West side of I-65, north of State Road 58	35.74 Acres	I-3	Favorable	Approved
Skaggs Builders	ANX-08-02	5860 U.S. 31	3.16 Acres	AG	Withdrawn	Not Applicable
Skaggs Builders	ANX-08-03	Northwest corner of Talley & Rocky Ford Roads	20.16 Acres	AG	Favorable	Withdrawn
Faith, Hope, & Love Church	ANX-08-04	Southwest corner of County Roads 200 South & 150 West	1.75 Acres	AP	Favorable	Approved
Joli Development	ANX-08-05	North side of County Road 200 South, east of I-65	56 Acres	RS-2	Favorable	Approved
William Marr Farms	ANX-08-06	Northeast corner of Taylor Road & U.S. 31	191.36 Acres	AP	Pending	Not Applicable

### Columbus Annexation Trends (Acres Annexed)





## 2008 City of Columbus Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
Scott M. Ellegood	RZ-07-11	10th Street at Cottage Avenue	6.45 Acres	B-1, B-2 & I-3 to R-7	Favorable	Approved
Scott M. Ellegood	RZ-07-12	West side of Terrace Lake Road, south of Carr Hill Road	23.98 Acres	R-3 to R-7	Withdrawn	Not Applicable
Scott M. Ellegood	RZ-07-13	Northeast corner of 7th & Union Streets	17,000 Sq. Ft.	R-6 to R-7	Favorable	Approved
Louis Brown	RZ-07-14	West side of Indianapolis Road, north of Lowell Road	4.72 Acres	I-2 & R-2 to B-4	Unfavorable	Denied
James R. Gordon	RZ-07-15	West side of Indianapolis Road, at Omega Drive	20.48 Acres	B-4 to I-2	Favorable	Approved
Skaggs Builders	RZ-07-16	5860 U.S. 31	2.46 Acres	R-1 to R-6	Unfavorable	Denied
Verizon Wireless	SU-08-01	131 South Cherry Street	7,841 Sq. Ft.	SU-5 to SU-11	Favorable	Approved
Schroer-Jewell	RZ-08-01	West side of I-65, north of State Road 58	35.74 Acres	AG to I-3	Favorable	Approved
Columbus Municipal Airport	RZ-08-02	Southwest corner of Arnold Street and Stewart Drive	2.08 Acres	SU-11 to B-5	Favorable	Approved
Columbus Redevelopment Commission	RZ-08-03	Southeast corner of Lafayette and 2nd Streets	5.78 Acres	B-5 to B-3	Favorable	Approved
Joel Spoon	RZ-08-04	1207 & 1225 Central Avenue	32,200 Sq. Ft.	R-4 to RB	Unfavorable	Denied
Coronado Development	RZ-08-05	Southwest corner of Terrace Lake Road and Mt. Pleasant Court	10.5 Acres	AG to R-3	Favorable	Approved
Freeman Development	RZ-08-06	3130, 3150, and 3170 McKinley Avenue	2.55 Acres	R-4 to R-6	Favorable	Approved
Skaggs Builders	RZ-08-07	Northwest corner of Talley and Rocky Ford Roads	20.16 Acres	AG to R-6	Unfavorable	Denied
Columbus Regional Hospital	SU-08-05	1730 and 1740 Midway Street	0.55 Acres	R-4 to SU	Favorable	Approved
Kennedy Rezoning	RZ-08-09	Northeast corner of Gladstone Avenue and State Street	2.4 Acres	RMH to CC	Favorable	Approved
Corn Brook Area Rezoning	RZ-08-09	West side of Indianapolis Road, south of Victory Lane	10.5 Acres	I-2 to RS-2	Favorable	Approved
Louis Brown	RZ-08-10	West side of Indianapolis Road, north of Lowell Road	4.72 Acres	RS-2 to CC	Unfavorable	Denied
Cummins Engine Company	RZ-08-11	602, 630 and 634 Union Street	0.76 Acres	RE to CO	Favorable	Approved
Hickory Investors	RZ-08-12	Between Goeller Court & I-65, south of Two Mile House Road	34.02 Acres	RS-3 to RM	Withdrawn	Not Applicable
Freeman Development	RZ-08-13	Southwest corner of Talley Road and Valley Forge Avenue	11.8 Acres	RT to RM	Favorable	Denied
Hickory Investors	RZ-08-14	West side of I-65, 2,000 feet south of State Road 46 West	10.18 Acres	RS-3 to RM	Favorable	Approved
William Marr Farms	RZ-08-15	Northeast corner of Taylor Road and US 31	36.73 Acres	AP to CR	Pending	Not Applicable
Random Court Rezoning	RZ-08-16	Random Court, west of US 31	4.7 Acres	RS-3 to CC	Favorable	Approved
Ivan Greer & Cathy Burton	RZ-08-17	2061 McKinley Avenue	6,720 Sq. Ft.	CN to RE	Withdrawn	Not Applicable
Columbus Municipal Airport (Preliminary PUD)	PUD-08-01	Area between Arnold Street, Poshard Drive, Chapa Drive, and River Road	473 Acres	CO, P, I-1, I-2, and I-3 to PUD	Favorable	Approved
Columbus Municipal Airport (Final PUD)	PUDF-08-04	Area between Arnold Street, Poshard Drive, Chapa Drive, and River Road	473 Acres	CO, P, I-1, I-2, and I-3 to PUD	Favorable	Approved



## Site Development Plan Administration

The Planning Department is responsible for the administration of several “site development plan” districts and sites. These specific zoning categories and locations provide for expanded plan commission oversight of the details of the development of individual properties. Site development plans are required for most Planned Unit Developments (PUD) and Special Use (SU) zoning districts in the City of Columbus, and Industrial Reserve (IR) and Shopping Center (C-3) zoning districts in Bartholomew County and the jurisdiction of the Joint District Plan Commission. The replacement zoning ordinance effective in April 2008 replaced the SU zoning districts with a Public / Semi-public Facilities (P) district which also requires site development plan approval. The IR and C-3 districts were also deleted from Bartholomew County regulations.

In 2008 a total of 8 site development plans were processed by a Plan Commission, 7 in the City of Columbus and 1 in the Joint District. Those applications are detailed by the tables provided below. Review by the Plan Commission is only required for those modifications to previously approved site development plans that alter significant components of the original approval. Other “minor modifications” are processed by the Planning Department staff.

### 2008 Columbus Site Development Plan Applications

Application	Case Number	Location	Development Title	Request	Final Disposition
Columbus Residence Inn	PUDF-07-09	Northwest Corner of Pine Ridge Drive & Jaimee Lane	Westwood	Site Plan Approval for new Hotel	Approved
IUPUC	SU-08-03	4601 Central Avenue	IUPUC	Allow Banners to be Located on Parking Lot Light Poles	Approved
Faith Ministries	SU-08-04	5103 State Road 46 West	Faith Ministries	Site Plan Approval for a new Church Building	Approved
Tire Barn	PUDF-08-02	West side of US 31, north of 10th Street	Lowe's	Site Plan Approval for a new Tire Barn Retail Location	Approved
Lincoln Elementary School	ZC-08-65	750 5th Street	Lincoln School	Modify Vehicle Circulation	Approved
Schmitt Elementary School	ZC-08-66	2675 California Street	Schmitt School	Modify Vehicle Circulation	Approved
Wendy's	PUDF-08-03	Southwest corner of Morgan Willow Trace and Jonathon Moore Pike	Columbus Crossing	Site Plan Approval for a new Restaurant	Approved

### 2008 Joint District Site Development Plan Applications

Application	Case Number	Location	Development Title	Request	Final Disposition
Georg Utz, Inc.	DP-08-01	East side of County Road 250 West, south of County Road 900 North	Georg Utz, Inc.	Site Plan Approval for new Manufacturing Facility	Approved





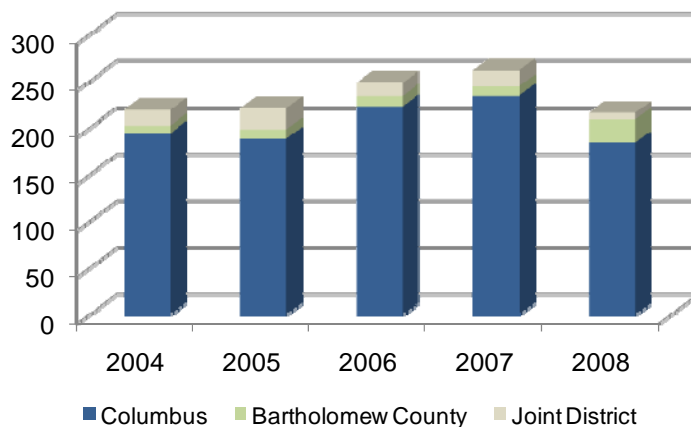
## Zoning Compliance Review Profile

In 2008 the Planning Department processed 216 applications for Zoning Compliance Certificates (ZCCs). These certificates are used to verify the compliance of a development proposal with the adopted regulations of the City, County, and Joint District as appropriate. A majority of the ZCCs (97) were applied for in conjunction with site plan approval for new development or expansions of existing facilities. A significant number (89) were also issues for new signs. The 2008 ZCC total represents a decrease of 33 applications, or 13%, from 2007. This decrease is partially attributed to the global economic downturn that manifested itself in the 4<sup>th</sup> quarter of 2008, as well as the adoption of the replacement zoning ordinance. The new ordinance changed the permit requirements for certain types of applications.

### 2008 Zoning Compliance Certificate Summary

Review Type	City of Columbus		Bartholomew County		Joint District		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Site Plan	81	44%	16	64%	0	0%	97	45%
<i>New Construction</i>	18	10%	3	12%	0	0%	21	10%
<i>Addition</i>	18	10%	2	8%	0	0%	20	9%
<i>Accessory Structure</i>	2	1%	0	0%	0	0%	2	1%
<i>Site Modifications</i>	10	5%	2	8%	0	0%	12	6%
<i>Change of Use</i>	33	18%	9	36%	0	0%	42	19%
Temporary Use or Structure	20	11%	1	4%	0	0%	21	10%
Sign Permit	74	40%	8	32%	7	100%	89	41%
Flood Plain Alteration (placement of fill, etc.)	2	1%	0	0%	0	0%	2	1%
Development Plan Minor Modification	7	4%	0	0%	0	0%	7	3%
Totals	184	100%	25	100%	7	100%	216	100%

### ZCC Trends by Jurisdiction





## Enforcement Profile

Since May of 2006 the Planning Department's code enforcement coordinator has served as a supplement to the efforts of the Department of Technical Code Enforcement by coordinating all enforcement actions within the City of Columbus. In 2008 the Planning Department managed 387 violations on 306 properties. As of January 1, 2009, the violations were resolved on 282 properties, with follow-up pending at 24 locations.

### Enforcement Summary

Violation Type	Number of Complaints		
	2006	2007	2008
Inoperable Vehicles	96	92	49
High Grass / Weeds	35	28	27
Trash & Debris	36	75	78
Illegal Signs	25	61	41
Criminal / Traffic Issues (referred to the Columbus Police Department)	0	3	9
General Zoning Violations	46	104	129
Right-of-Way Encroachments	13	30	31
Intersection Visibility Obstructions	10	4	2
Civil Issues (City involvement not appropriate)	8	12	11
Building Code Violations (referred to Code Enforcement)	10	11	5
Illegal Yard Sales	4	2	1
Improper Landscaping	3	1	4
<b>Total</b>	<b>286</b>	<b>423</b>	<b>387</b>



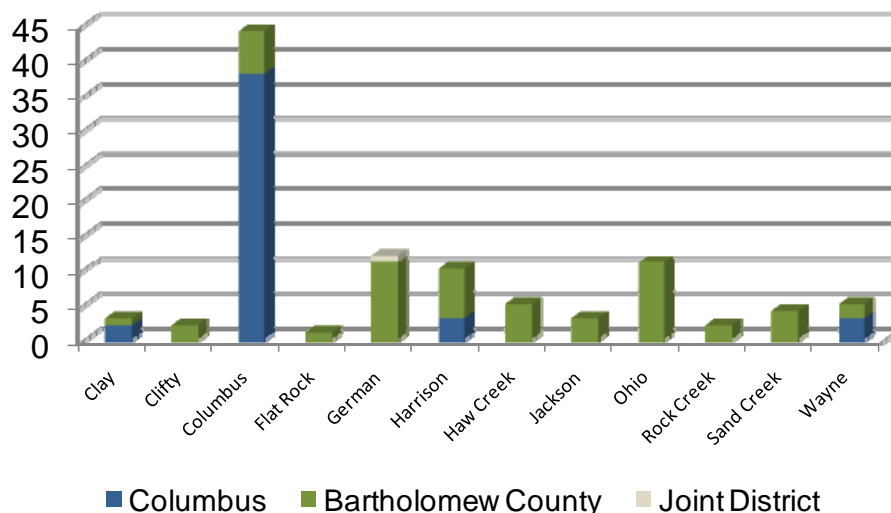
## Subdivision Profile

In 2008 the City, County, and Joint District witnessed a notable drop in subdivisions and new lots created. A total of 105 subdivisions were approved in 2008, a 30% decrease from 2007. Further, the 2008 subdivision resulted in a net loss of 54 lots, compared with the addition of 512 lots in 2007. In addition to the figures reported below, approval was pending for 2 major subdivision plats – Marr Farms (1 new commercial lot) in the City and Sunset Ridge (20 new residential lots) in the County. Also, the Terrace Park 14 lot residential major subdivision proposed for Columbus was filed in 2008, but withdrawn by the applicant.

## 2008 Subdivision Approval Summary

Subdivision Type	City of Columbus		Bartholomew County		Joint District		Total	
	Subdivisions Approved	Total Lots Approved	Subdivisions Approved	Total Lots Approved	Subdivisions Approved	Total Lots Approved	Subdivisions Approved	Total Lots Approved
Administrative & Agricultural Subdivision	35	-65	40	-28	0	0	75	-93
Minor Subdivision	11	12	15	20	1	1	27	33
Major Subdivision (Preliminary Plat)	3	6	0	0	0	0	3	6
Totals	49	-47	55	-8	1	1	105	-54

## 2008 Subdivision Activity by Township (excludes major subdivisions)





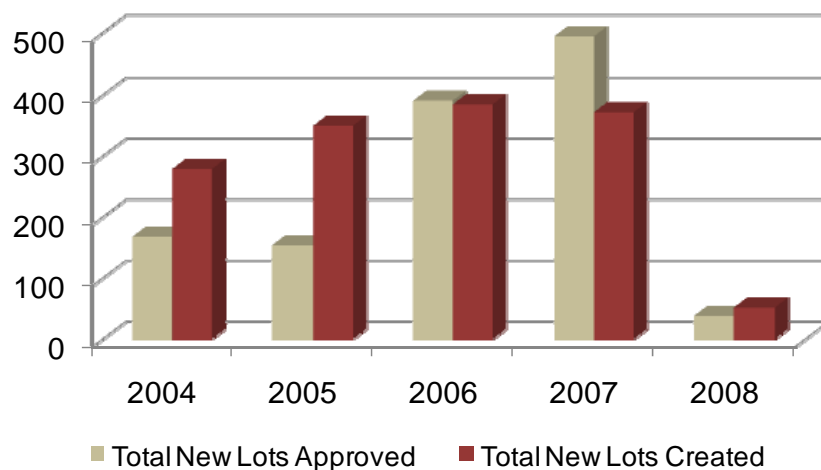
### 2008 Columbus Preliminary Plats Approved (New Lots Approved)

Subdivision	Case Number	Lots Approved	Land Use	Township
Spruce Ridge	PP-08-01	3	Residential	Columbus
Woodside Northwest (Re-plat)	PP-08-02	1	Industrial	Wayne
Columbus Crossing (Re-plat)	PP-08-03	1	Commercial	Columbus

### 2008 Columbus Final Plats Approved (New Lots Created)

Subdivision	Case Number	Lots Created	Land Use	Township
Atons Commercial Park	FP-08-01	6	Commercial	Columbus
Wildflower Estates 2, Phase 2	FP-08-02	33	Residential	Columbus
Woodside Northwest Phase 2	FP-08-03	1	Industrial	Wayne
Columbus Regional Hospital	FP-08-04	-24	Industrial	Wayne
Spruce Ridge	FP-08-05	4	Residential	Columbus

### Columbus, Bartholomew County & Joint District New Lot Trends





## Board of Zoning Appeals Summary

In 2008 the Columbus, Bartholomew County, and Joint District Boards of Zoning Appeals heard a total of 90 cases, a dramatic increase over the 14 cases heard in 2007. In addition, the City and County BZA Hearing Officer heard 31 cases, again a substantial increase over the 6 requests considered in 2007. The substantial rise in Board of Zoning Appeals activity is attributed primarily to the adoption of the replacement zoning ordinance, which was effective in April of 2008. The ordinance expanded the role of the conditional use and resulted in a number of new regulations that were tested through the BZA. These requests were used as a key component of the analysis of the new ordinance that took place in October of 2008, with corresponding revisions anticipated in 2009.

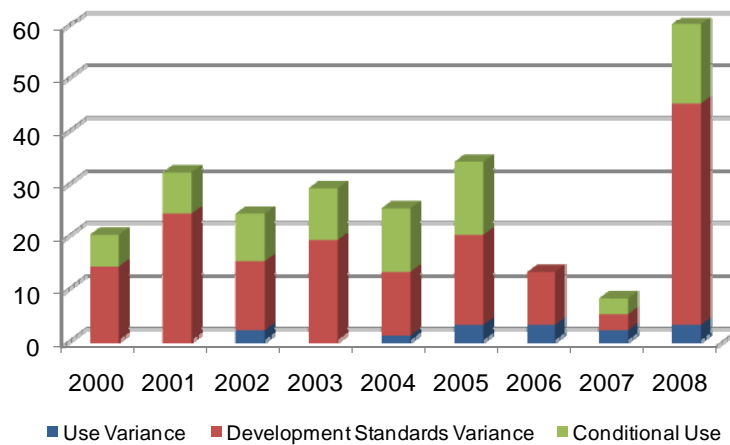
In addition to the development standards variances, use variances, and conditional uses considered by the Boards of Zoning Appeals and their hearing officer, 60 requests for variances from the City flood hazard regulations were requested in 2008. These requests were the result of the June 7, 2008 flood and included (1) 22 variances to allow the repair of structures in the 100-year floodplain damaged between 40% and 50% of their value and (2) 38 variances to allow the repair of structures in the 500-year floodplain damaged beyond 40% of their value. All of these variance requests were approved consistent with flood relief policies enacted by the Mayor and the County Commissioners. Ordinance revisions incorporating these policies into the flood hazard regulations are expected in 2009.

## 2008 Board of Zoning Appeals Summary

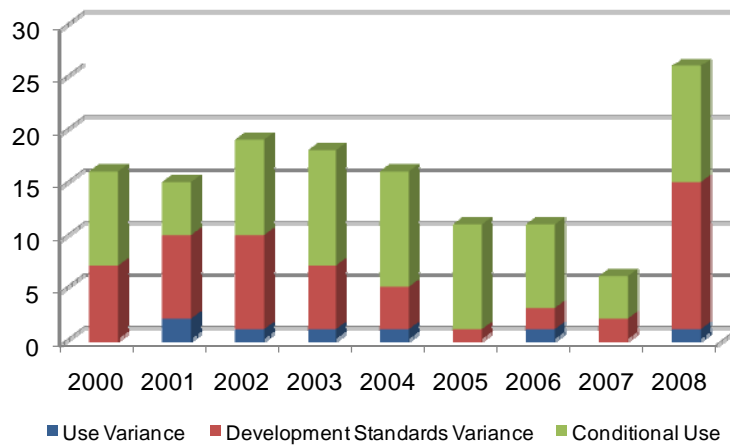
Month	Use Variance			Development Standards Variance			Conditional Use			Total		
	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	0	0	0	1	0	0	0	0	0	1	0	0
February	0	0	0	1	1	0	0	2	0	1	3	0
March	0	0	0	2	0	0	0	0	0	2	0	0
April	1	0	0	0	1	0	3	2	0	4	3	0
May	0	0	0	0	0	0	0	1	0	0	1	0
June	0	0	0	1	0	0	0	2	0	1	2	0
July	0	0	0	1	2	0	2	1	0	3	3	0
August	0	0	0	8	1	0	0	2	1	8	3	1
September	0	1	0	5	6	1	2	0	0	7	7	1
October	2	0	0	12	3	0	5	1	0	19	4	0
November	0	0	0	7	0	0	1	0	0	8	0	0
December	0	0	0	4	0	0	2	0	0	6	0	0
Totals	3	1	0	42	14	1	15	11	1	60	26	2
Approved	0	1	0	33	12	1	14	10	1	47	23	2



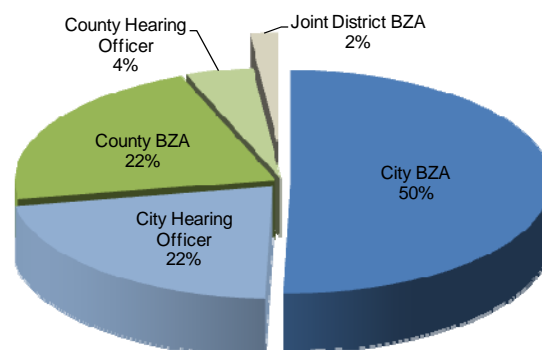
### Columbus Board of Zoning Appeals Trends



### Bartholomew County BZA Trends



### 2008 BZA Applications by Jurisdiction





## Building Data Summary

Building permits are issued by the Bartholomew County Department of Technical Code enforcement and are reported to the Planning Department for the analysis of community growth and development. In 2008 a total of 353 building permits were issued for the City of Columbus (1 more than were issued in 2007). In addition, 196 permits were issued in for Bartholomew County (a decline of 91 permits (32%) from 2007).

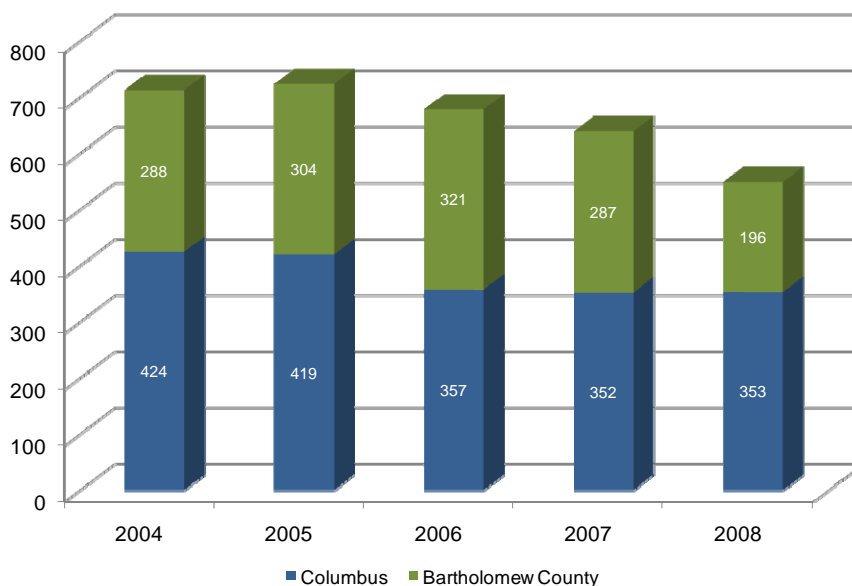
The total construction value of permits issued for the City of Columbus increased from \$79 million in 2007 to \$106 million in 2008. The City experienced 114 new home starts (a decline of 33 from 2007), with an average construction value of \$195,000. Columbus also experienced \$81 million in non-residential investment in 2008, which includes commercial, industrial, and public facilities construction.

The total construction value of permits issued for Bartholomew County decreased from \$43 million in 2007 to \$40 million in 2008. That figure includes 63 new homes with an average value of \$343,000. Bartholomew County new home starts declined by 35 permits (36%) between 2007 and 2008. Bartholomew County commercial investment totaled 36 projects with a value of \$14.5 million.

The June 7, 2008 flood resulted in significant additional building permit activity. As a result of that flood event, the Department of Technical Code Enforcement issued 463 permits in the City of Columbus for the repair of damaged homes in the floodplain. These permits had a total construction value of \$9,709,429 (a \$20,971 average repair cost per home). An additional 23 permits were issued for the repair of damaged Columbus businesses (with a total repair cost of \$13,836,002). The Bartholomew County jurisdiction experienced an additional 34 permits for repair of flood-damaged homes with a total repair cost of \$799,803.

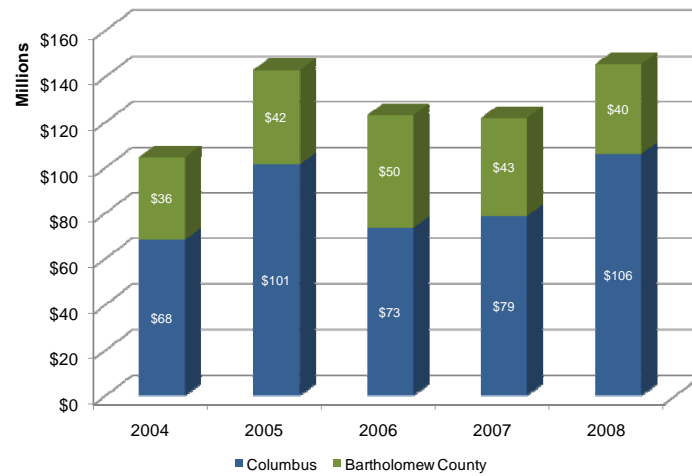
A comparison of 2004 through 2008 building data (excluding flood repair data) is provided below and on the following pages.

**Building Permits Issued**

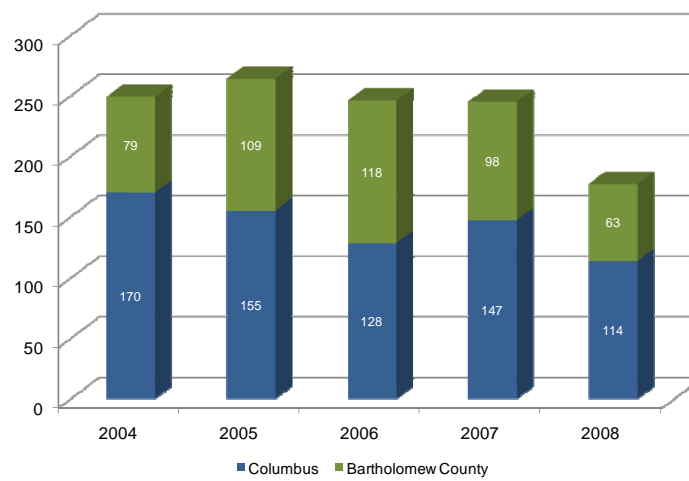




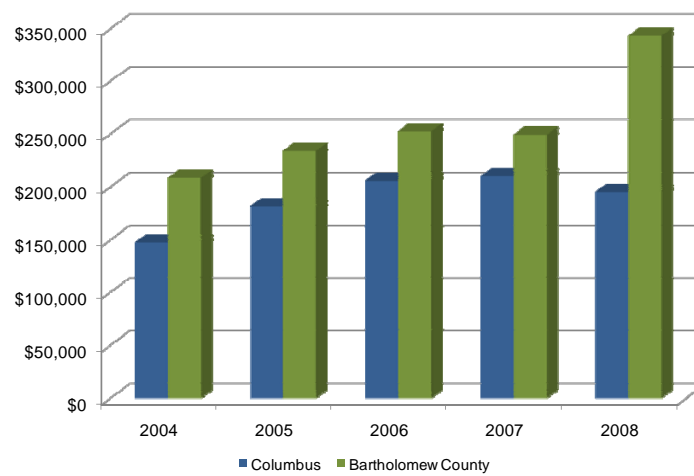
### Total Construction Value (all permits issued)



### New Home Permits Issued



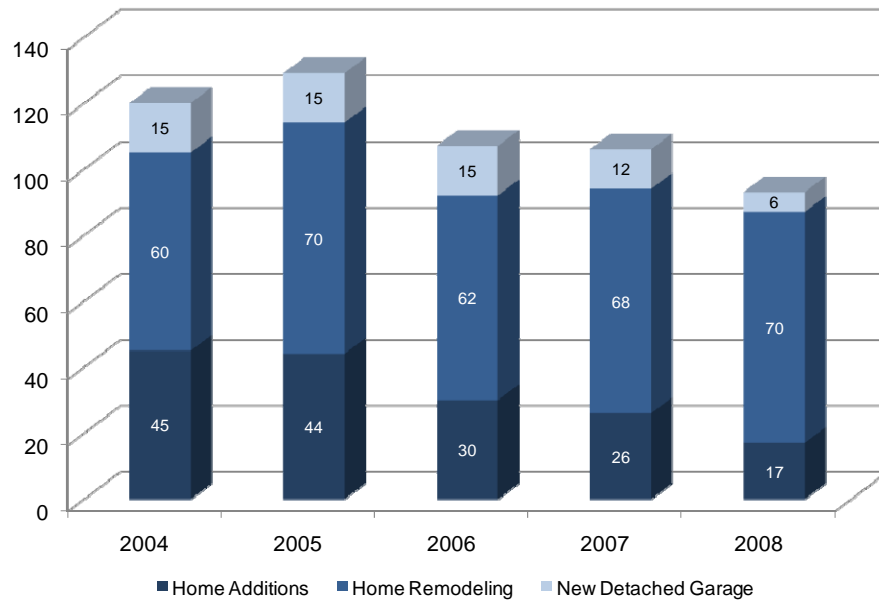
### New Home Average Construction Value



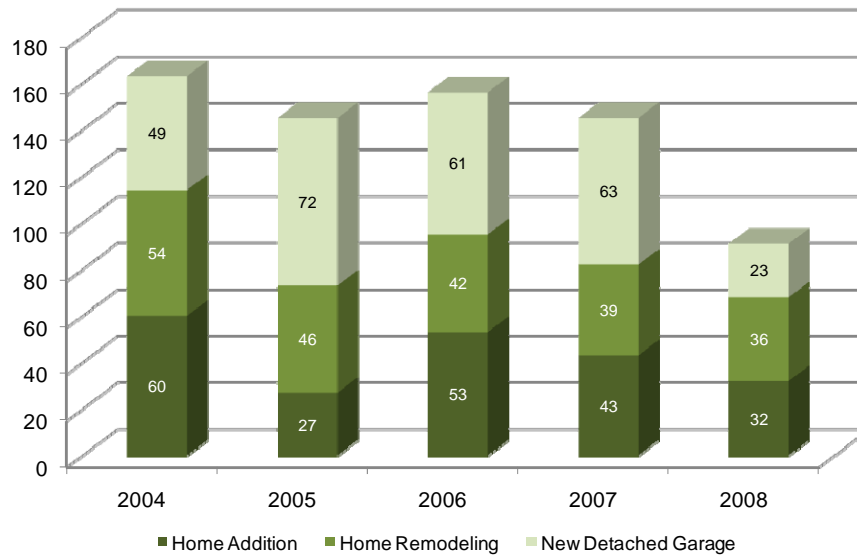




### Columbus Home Addition & Remodel Permits

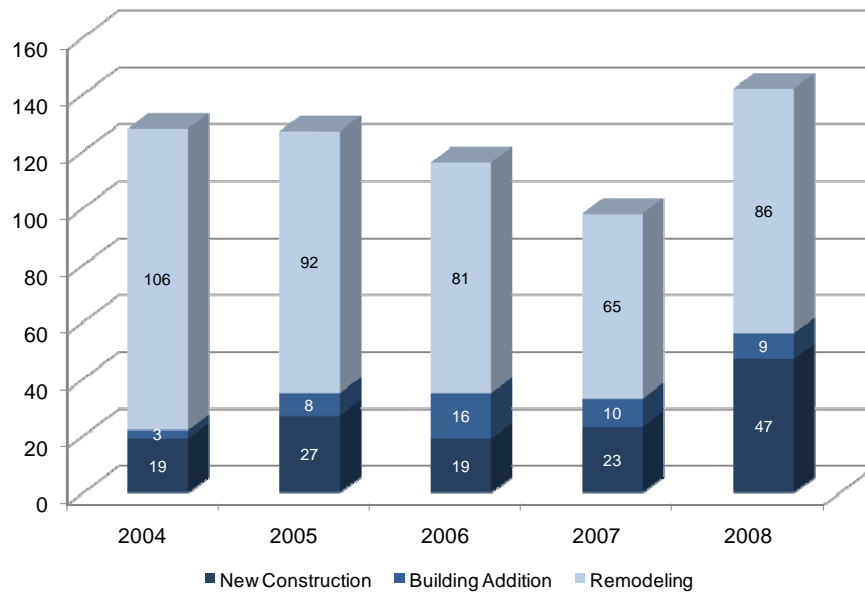


### Bartholomew County Home Addition & Remodel Permits

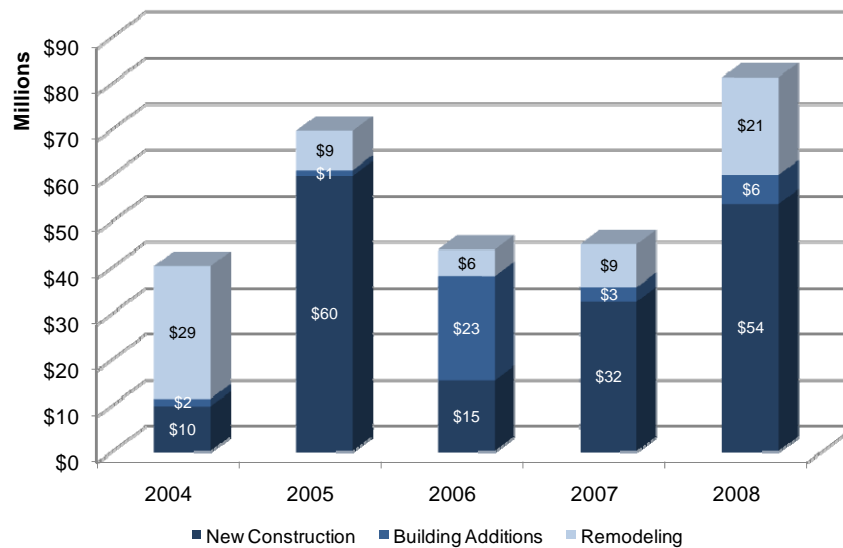




### Columbus Commercial Permits

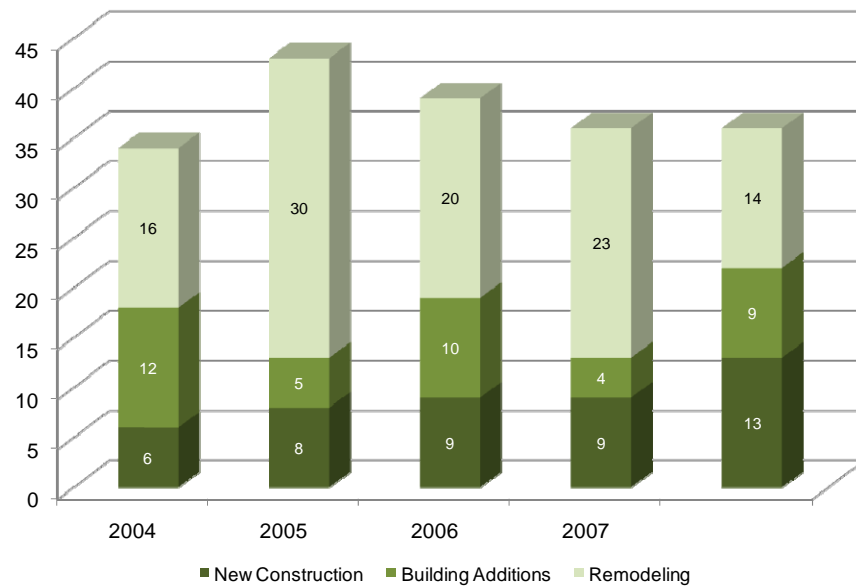


### Columbus Total Commercial Construction Value

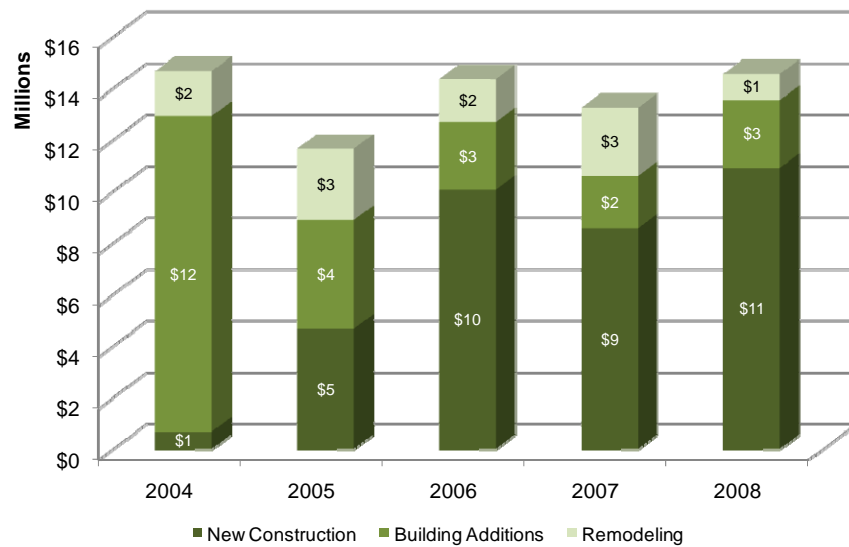




### Bartholomew County Commercial Permits



### Bartholomew County Total Commercial Construction Value





## **Long-Range Planning & Special Projects**

The processing of applications for consideration by a Plan Commission, Board of Zoning appeals, or other entity is only a part of the responsibilities of the City of Columbus – Bartholomew County Planning Department. Other responsibilities include providing training for local elected and appointed officials and initiating and supporting long-range planning & visioning processes. During 2008, the Planning Department was involved in several noteworthy long-range planning activities which are summarized below:

### **Camp Atterbury Joint Land Use Study**

Originally initiated by the U.S. Department of Defense and the Indiana National Guard in 2006, the Camp Atterbury Joint Land Use Study continued to progress in 2008. The purpose of the study remains to be the development of a planning document that will (1) help area communities to position themselves to benefit economically from the expansion of the military facilities while avoiding hazards to public safety and quality of life and (2) ensure that the ongoing mission of the military facilities is not jeopardized or overly limited by adjacent development. The Planning Department continued to represent Columbus and Bartholomew County on the technical committee of local government representatives advising the planning process and managing the project consultant.

In prior years the scope of the study had been defined to include Camp Atterbury and the Muscatatuck Urban Training Center and the 10 towns, cities, and counties that adjoined those facilities. The technical committee also developed a scope of work for the project and issued a request for proposals from consultant teams interested in completing the study. On April 28, 2008 GRW Engineers, Architects and Planners was selected as the project consultant for the Joint Land Use Study. GRW then began the process of collecting data on current and planned operations at the military installations, as well as the land use, transportation, housing and economic conditions in the surrounding communities. GRW will also establish a project website for use by the public as the study progresses.

The project schedule for 2009 is expected to include further data collection, public input sessions, and the completion of the plan itself. The project will also establish a framework for ongoing dialogue between the National Guard and the local communities.

### **Columbus & Bartholomew County Zoning Ordinance**

The process of updating the zoning regulations for Columbus and Bartholomew County reached a significant milestone in April of 2008 as the new Columbus & Bartholomew County Zoning Ordinance became effective. The new ordinance represents many years of work by the Planning Department staff, the Plan Commissions, a variety of consulting firms, and numerous community volunteers. The adoption process lasted from January until March of 2008 with the City taking additional time to debate multi-family dwellings in the near-downtown neighborhoods and the County discussing regulations for farm-related animals on small rural lots.

After adoption the ordinance replacement process entered its final phase, the monitoring and revisions of the document. During the summer and fall of 2008 the Planning Department staff worked closely with area land surveyors, contractors, and developers, as well as the public and



the Boards of Zoning Appeals to assess the effectiveness of the new regulations. The staff documented topic areas of concern, unintended consequences, and text that lacked clarity. These issues were reviewed in a joint meeting of the City and County Plan Commissions on October 23, 2008. At that time the Plan Commission members, the staff, BZA members, and the public participated in the identification of needed ordinance revisions and “fine tuning”. The Commissions agreed that adjustment to the ordinance should be made as a series of ordinance revisions beginning in early 2009. Both Commissions also noted the importance of long-term monitoring of the zoning ordinance and periodic revisions as development conditions and trends evolve.

### **Columbus Bicycle & Pedestrian Plan - Public Input Project**

On August 19, 2008 the Columbus City Council accepted the Draft Columbus Bicycle & Pedestrian Plan, which was the result of 2 years of work by the all-volunteer Columbus Bicycle & Pedestrian Committee. This group of Columbus-area citizens had been charged with completing a thoughtful examination of bicycle and pedestrian issues and opportunities in the community. The result of their efforts is the draft Bicycle & Pedestrian Plan – a 76 page discussion of Columbus’ history with bike and pedestrian travel, the existing system of People Trails, and the future of bicycle and pedestrian networks in the community.

The City Council action of August 19 recognized and thanked the Bicycle & Pedestrian Committee members for their work and forwarded their draft document to the appropriate Columbus city departments to see that the effort is completed and results in an official Bicycle & Pedestrian Plan, adopted as an element of the City’s Comprehensive Plan.

The Planning Department involvement in this effort began with the establishment of the Committee in 2006. Department staff members served as liaisons to the Committee, providing technical information and other input. As the work of the Committee reached its conclusion the Plan Commission, at its May 7, 2008 meeting, appointed a Bicycle & Pedestrian Plan Working Group to guide the draft document forward after City Council acceptance.

In the spring of 2008 the Planning Department also began the process of soliciting public input for bicycle and pedestrian issues in the community. It was anticipated that this public input would be integrated into the draft Bicycle & Pedestrian Plan as it evolved from the Committee document into officially adopted City policy. The public input process took the form of (1) an online survey which drew approximately 1,200 responses and (2) a May 13, 2008 public workshop at which 45 attendees completed a series of exercises relating to bike and pedestrian issues and goals.





The Bicycle & Pedestrian Plan was one of several projects put on hold after the June 7, 2008 flood so that city resources could be re-directed to flood recovery projects. Work on the Plan is expected to resume in the spring of 2009 as the flood response projects are concluded.



### **Flood-Related Housing Needs Study**

One of several City initiatives in response to the June 7, 2008 flood was a study of the impact of the flooding on low and moderate income housing in the community. The Planning Department led the study effort and facilitated a project working committee composed of the community's housing stakeholders. Indianapolis-based consultant DCI (Development Concepts, Inc.) was responsible for conducting the study itself and reporting results to the Planning Department and the working committee.

The project began in August of 2008, with conclusion anticipated in early 2009. The study selected 3 flood-affected focus areas – Pleasant Grove, Wehmeier Addition, and the Iowa / Bernice Street area, and assessed the overall damage to the housing stock in those neighborhoods. The completed study will project the number of housing units, both rental and owner-occupied, that were destroyed as a result of the flood. It will also estimate the financial characteristics of the occupants of that housing and their general ability to afford any newly constructed replacement housing. The study will also examine possible locations within existing neighborhoods where infill development of new housing could occur that would (1) replace the housing stock lost to the flood and (2) promote reinvestment in these existing neighborhoods. Finally, the study will outline financing tools and programs for improving the affordability of any replacement housing.

As the project approached its conclusion in late 2008, a Flood-related Housing Working Group was formed to implement the recommendations of the study. That group included representatives from the Columbus City departments of Community Development and Planning, as well as those from the Columbus Housing Authority, Housing Partnerships, Inc., and Administrative Resources (ARA).



## Floodplain Management Profile

The Planning and Code Enforcement Departments together are the floodplain administrators for Columbus and Bartholomew County. Code Enforcement is responsible for all floodplain regulations related to single and two-family residences. The Planning Department is responsible for the floodplain regulations as they relate to commercial and industrial development and subdivision approvals.

The floodplain management task involves administering a relatively complex set of FEMA-mandated regulations. These regulations combine both Federal Emergency Management Agency (FEMA) and Indiana Department of Natural Resources (IDNR) minimum requirements with additional local regulations. Each local requirement is crafted to support the City and County's participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS). This voluntary program reduces flood insurance costs for local property owners in response to community initiatives that preserve floodplains as open space, provide public floodplain education, increase flood protection regulations, etc. Failure of the local communities to enforce minimum mandated floodplain regulations could result in flood insurance being unavailable to community property owners. Failure to enforce additional CRS-related programs and regulations could result in increased flood insurance costs for all community property owners.

Typical Planning Department floodplain management responsibilities include (1) providing information to realtors, developers, and the public; (2) ensuring that new development complies with flood plain regulations; (3) monitoring federal and state law and FEMA and IDNR policies for changes to the minimum regulation requirements; (4) tracking permits and other approvals related to development and construction activity in the floodplain; and (5) maintaining a current set of FEMA-provided Flood Insurance Rate Maps (FIRM) for the community.

### June 7, 2008 Flood Response

The floodplain administrator role of the Planning Department was especially prominent in 2008 as the community responded to the June 7, 2008 flood. This flood was documented as a 500 to 1,000-year event by the United States Geological Survey. Providing support and education regarding floodplain regulations to property owners, the media, elected officials, and the community in general became a key component of the flood recovery process. The significance of the flood event meant that flooding took place beyond the documented 500-year floodplain areas and quality floodplain information became critical for each property owner as damages were assessed and repairs considered. For example, property owners in the 100-year floodplain whose repair costs for their flood-damaged structures exceeded 50% of that structure's pre-flood value were prohibited from making repairs unless the building was elevated or otherwise protected from future flooding.

City of Columbus, Indiana

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### Important Flood Damage Repair Information

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**Attention Owners of Flood Damaged Structures in the Floodplain:**  
In exchange for making federal flood insurance available to properties in Columbus the Federal Emergency Management Agency (FEMA) requires the City to adopt and enforce floodplain regulations. The June 7, 2008 flood has triggered these regulations.

A **building permit** is required prior to **any repairs** being made to all structures located within a floodplain (this includes new dwellings, rooms, foundations, electrical systems, etc.). All building permit applications must be accompanied by a repair cost estimate. All flood related building permit fees have been waived.

Any structures that require repair equaling or exceeding 40% of their market value prior to the damage will be deemed "substantially damaged". These substantially damaged structures will be required to meet current flood protection standards (which they can be recognized). In many cases this means that the structure will need to be elevated and/or flood proofed. In addition, structures located in the floodplain (the primary portion of the floodplain) will also require a permit from the Indiana Department of Natural Resources (IDNR) if the cost of repairs exceeds 40% of the structure's value and/or there is structural damage (foundations, walls, etc.).

**Floodplain & Building Permit Information:**  
Bartholomew County Department of Technical Code Enforcement  
Bartholomew County Governmental Office Building  
440 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor - Columbus, Indiana 47201  
Phone: 812-375-1535

**Floodplain Information:**  
Columbus: Bartholomew County Planning Department  
Columbus City Hall  
173 Washington Street, 2<sup>nd</sup> Floor - Columbus, Indiana 47201  
Phone: 012-375-2500

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This information is provided by the City of Columbus as a part of an ongoing recovery process.  
The Flood Hazard Area Requirements are adopted as Columbus & Bartholomew County, Indiana Ordinance Section 4-7. Please contact either of the offices listed above with your questions.



Flood response tasks dominated the Planning Department work load for 2008, with several other long-range planning projects put on hold so that staff time and other resources could be reallocated for the flood response. Some aspects of the flood response will continue beyond 2008, with most postponed projects anticipated to resume in the spring of 2009.

The Planning Department 2008 floodplain management tasks included the following actions in response to the June 7, 2008 flood:

- Processing of hundreds of requests for floodplain determinations.
- Facilitating floodplain education meetings for flood-damaged neighborhoods.
- Issuing news releases and providing resources to the media in support of efforts to inform the public and document the flood and its aftermath.
- Educating the Code Enforcement Department staff with regard to their floodplain administration responsibilities.
- Providing technical and public relations support on behalf of the Code Enforcement Department staff.
- Participating with the Bartholomew County Emergency Management Office and a consultant team in the creation of a Bartholomew County Multi-hazard Mitigation Plan (a requirement to make Columbus and Bartholomew County eligible for federal funding assistance for future flood mitigation projects).
- Facilitating public meetings, coordinating with Indiana Department of Homeland Security and FEMA staff, and collecting data necessary for Columbus and Bartholomew County to each submit applications for the FEMA Floodplain Buyout Grant Program. This program provides federal funds to cover up to 75% of the cost of purchasing flood-damaged properties that are at risk for future severe flooding. The City of Columbus will submit an application for the purchase of 77 primary properties and 8 alternates in the Pleasant Grove and Iowa / Bernice Street areas. Bartholomew County will submit an application for 4 properties located along the Driftwood River on County Road 325 West.

### **Community Rating System (CRS) Audit**

In October of 2008, the City of Columbus and Bartholomew County received their 5 year audits for continued participation on the Community Rating System (CRS) program. During the audit process the Planning Department provided updates on public education efforts and flood plain regulation administration and enforcement. The Planning Department also assisted the Code Enforcement Department in providing the needed documentation regarding single and two-family home permits issued in the floodplain. The City and the County will learn the audit results in early 2009; property owners in each may be eligible for additional flood insurance discounts.

### **Flood Insurance Rate Maps (FIRM)**

FEMA continued to correspond with the Planning Department regarding their update of Columbus and Bartholomew County Flood Insurance Rate Maps (FIRM). The replacement maps will be in a digital format and will use ortho-photography as the base image. FEMA is expected to schedule a public meeting to review the replacement maps in early 2009.





## Education & Training Profile

During 2008, the Planning Department facilitated training for elected and appointed officials and the public. The Planning Department also continued to provide professional development and training opportunities for its staff. The highlights of the 2008 public outreach efforts included a presentation at Central Middle School Career Day and the placement of downtown banners in recognition of National Planning Month (October). The banners placed in 2008 were donated by Quick Signs and are intended to be reused each year.



### Plan Commission Member Training

A joint meeting of the Columbus and Bartholomew County Plan Commissions was held on October 23, 2008. The primary purpose of the meeting was to review the performance of the replacement Columbus & Bartholomew County Zoning Ordinance which became effective in April of 2008. Invited guests included members of the Boards of Zoning Appeals and local land surveyors, attorneys, architects, and other frequent end-users of the ordinance. Those in attendance participated in a staff-led discussion of the ordinance. The meeting concluded with the Plan Commission members identifying topic areas within the ordinance to be reconsidered and revised. The joint meeting also provided an opportunity for those in attendance to gain training on the administration of the zoning ordinance.

Also in 2008, the Planning Department formalized the process of welcoming new plan commission and board of zoning appeals members with an orientation session on their roles and responsibilities. Each new member met with Planning Director Jeff Bergman and Senior Planner Heather Pope to review zoning and subdivision control regulations, the role of the staff, typical



meeting agendas and procedures, and the various types of development applications. In addition, issues such as conflicts of interest, ex-parte communication, and public input are discussed in the context of Indiana code, the applicable rules of procedure, and public perception.

### **Planning Department Professional Development**

The Planning Department staff continued their professional development in 2008 through attendance at the following conferences and events:

**Rolling Up Our Sleeves - the Nitty Gritty Work of Plan Commissions:**

*Westfield, Indiana – January, 2008*

**New Partners for Smart Growth – Building Safe, Healthy, and Livable Communities:**

*Washington D.C. – February, 2008*

**IDNR & IDHS Operation Stay Afloat Floodplain Management Training:**

*Indianapolis, Indiana – March, 2008*

**Walkable Communities Inc. Community Assessment & Presentation:**

*Columbus, Indiana – April, 2008*

**American Planning Association (APA) National Conference:**

*Las Vegas, Nevada – April, 2008*

**Indiana Planning Association (IPA-IN) Spring Professional Development Conference:**

*Indianapolis, Indiana – May, 2008*

**IDNR Floodplain Management Workshop:**

*Jeffersonville, Indiana – June, 2008*

**Balanced Transportation for Healthier Communities Symposium:**

*Indianapolis, Indiana – September, 2008*

**Ohio-Kentucky-Indiana (OKI) Fall Professional Development Conference:**

*Louisville, Kentucky – October, 2008*

**2010 Decennial Census Local Update of Census Addresses (LUCA) Training:**

*Columbus, Indiana – October, 2008*

The Planning Department staff also attended several video-conference training opportunities hosted by the Purdue University Extension Service. Those sessions covered the following topics:

- Welcome to the Plan Commission & BZA (January, 2008)
- Smart Growth & Protection of Natural Resources (March, 2008)
- Surviving Legal Challenges in Land Use Decisions (June, 2008)
- Green Infrastructure and Green Buildings (September, 2008)



## **The Planning Post Newsletter**

The Planning Department continued to publish a monthly newsletter, with distribution to all City and County Plan Commission and Board of Zoning Appeals members. Topics featured in 2008 were as follows:

**January:** The National Flood Insurance Program and the Community Rating System

**February:** Greetings from Route 50 - Downtown Futures

**March:** Art, Culture, and Planning

**April:** Presidential Disaster Declarations for August 2007 and January 2008 Flooding

**May:** The War on Invasive Plants in Indiana

**June:** Consider the Needs of Generation Xers in Your Public Involvement Strategies

**July:** Conservation Subdivisions – Linking Land Use to Water Quality

**August:** Revisiting Ex-parte Contacts

**September:** Green Infrastructure

**October:** Gas Prices & Global Warming - Renewing US Interest in High-Speed Rail

**November:** Site Visits - Necessary But Tricky

**December:** Chairing the Planning Commission